

EXHIBIT 1
DATE Jan 23, 09
HB 5

Introduction:

Hello Mr. Chairman and members of the committee.

My Name is Joe Triem

I am the Planning Manager for the Architecture & Engineering Division of the Department of Administration.

Other people here today from the Division are Tom O'Connell...

Today we have been asked to provide updates on two of our projects: The Capitol Campus Master Plan, and the Montana Heritage Center Project. From the beginning we felt these two projects were interrelated because of their significant and lasting effects on how our campus would evolve into the future.

I will lead off with an overview of the master plan.

After my presentation, Tom O'Connell will provide an update on the status of the Montana Heritage Center Project.

Capitol Campus Master Plan Act

The Capitol Complex Master Plan Act is outlined in statute (MCA Title 2, Chapter 17, Part 8).

That statute defines The Capitol Complex as the Capitol Building and all of the State buildings within a 10-mile radius of the Capitol Building (with the exception of the Spring Meadow Nature Center).

That statute also provides the responsibility and authority to the Department of Administration – to establish and maintain a long-range master plan for the orderly development of the Capitol Complex.

Last Master Plan – 1972

It has been a while since the last update of the Capitol Complex Master Plan.

The last update was made in 1972, and that plan was amazingly well conceived and, for the most part, substantially implemented.

This subcommittee, during the 2007 Legislature, authorized an appropriation allowing the Department to conduct a much needed update of this master plan.

~~EXHIBIT~~
~~DATE 1/23/09~~
~~H3~~

2008/2009 Master Plan Update

To assist in the update of the master plan the A&E Division solicited for professional services from what became a large selection of Montana consultants teamed up with significant national expertise.

The selected consulting team consisted of:

- CTA Architects-Engineers-Planners from Billings, MT
- SRG Partnership with offices in Portland and Seattle
- Main Street Design from Baltimore, MD

I have three visuals that summarize a number of the master plan recommendations. Please note that there are many more details of the master plan that are not represented in these few views.

Aerial Plan

The aerial photograph shows the bulk of State-owned lands near the capitol campus. Not shown are some of the outlying properties still within the 10-mile radius – MLEA, etc.

Capitol Campus proper.

OPI Offices.

Old Liquor Warehouse (P&G).

STARC Armory and associated property.

State Liquor Warehouse.

Food Commodity Warehouse.

Montana Department of Transportation Headquarters Campus.

Helena ESSC.

10-Year Plan

Capitol Campus proper.

Campus perimeter was defined through employee interviews and generally was indicated to be defined by the residential neighborhood on the NW and E, and major arterial roads on the W and S.

The master plan recommends extending the greenbelt that defines the eastern edge of the campus, and provides a gentle transition to the residential neighborhoods beyond, along the south and north boundaries – eventually connecting with the significant green open space of the Capitol grounds.

Better definition of campus entrances, general street and intersection improvements, and more orderly replacement plantings will help develop a feeling that you are “at the capitol campus” as opposed to the current lack of differentiation from neighboring neighborhoods.

Hopeful acquisition of the last in-holding immediately south of the Capitol will allow the substantial improvement of the current main entrance to the campus.

The 10-year plan shows sufficient space for 183,000gsf of new office space, parking improvements netting 627 new stalls.

Please note that these buildings are shown in generic terms; however certain locations have been determined to have specific use attributes as their connection to the campus entries and Capitol Building would suggest.

While we will have added 627 new parking stalls the new buildings will have additional employees in them that will take up some of these places; however in total the full implementation of the 10-year plan will result in a net increase in parking spaces from the current 2.01 spaces per 1000gsf to 2.24 spaces per 1000 (12% improvement).

62,000gsf South Capitol Building.

70,000gsf Montana Avenue Building (parking underneath).

51,000gsf 6th & Roberts Building (parking underneath).

6th Avenue Plaza.

Old Motor Pool Lot.

20-Year Plan

The 20-year plan reflects an additional 150k gsf of office space along with two additional parking structures.

Full implementation of the 10 and 20-year plans will result in a net increase in parking spaces from the current 2.01 spaces per 1000gsf to 2.70 spaces per 1000 (35% improvement).

This plan reflects the recommended demolition of portions of the Mitchell and Scott Hart Buildings.

Please note that although the parking structure shown at the SE corner of the campus is shown in this draft as requiring the acquisition of 5 houses shown in the 10-year plan. Acquisition of those homes will not be proposed in the master plan, and the final version of the 20-year plan will be altered from this to show those homes remaining and a re-configuration of that corner of the campus.

Through this planning process we believe that we can accommodate the addition of 200-300k gsf of additional office space while at the same time improving overall parking opportunities.

It is the further recommendation of the plan that additional growth, perhaps targeted at certain types of facilities, should be shifted to the MDT Headquarters Campus property.

The Rest of the Story

The master plan is so much more than these three graphics.

The master plan process has interviewed every State agency with owned or leased space within the Helena Area.

We have identified past, current and projected staffing levels to project space needs growth and determine which divisions should be on campus and which can be off campus.

The master plan is intended to evaluate and define:

- Land use guidelines
- Campus Gateways and Entrances
- Community Transitions (areas abutting residential neighborhoods).
- Historic buildings and historic preservation goals.
- Building occupancy and design guidelines.
- ADA goals and guidelines.
- Vehicular circulation and parking.
- Non-motorized circulation and parking accommodations.
- Public transportation (present and future).

With a little bit of luck, our goal is to wrap up the Capitol Complex Master Plan update by the end of 2009.

This concludes my presentation of the Capitol Complex Master Plan.

Thank you for your time and consideration. I am available to answer any questions you may have at this time.